



FOR SALE

IS THIS YOUR NEXT ASTUTE INVESTMENT?

2/3 ARAGORN ST, MAROOCHYDORE

Compare the market and you will see the value in this property offered for sale

When you have looked at the other properties available in Maroochydore and surrounding suburbs, you are invited to compare this one for:

- Outstanding rental return – rented at \$370/week to highly valued tenants
- Prime position in sought after Maroochydore
- Small complex of just 6 town houses with very low body corporate fees and healthy sinking fund
- Renovate and increase your return even further, but nothing to be done at this time
- New flooring downstairs in living, dining and kitchen area
- 1.5 bathrooms, both toilets separate to bathroom
- Private courtyard
- Single lockup garage with remote
- Pet friendly complex
- 3 bedrooms, all larger than average & all with wardrobes
- Ceiling fans to all bedrooms
- New energy efficient hot water system
- Close to Sunshine Plaza, Maroochy High School and Stella Maris Primary School

When you have seen the rest, call to arrange an obligation free inspection. We have a motivated seller who wants this property sold now. Don't miss this opportunity to invest on the Sunshine Coast.

Please phone or email to arrange an obligation free inspection. 3 bedroom townhouses do not come on the market often and this one is priced to sell. Maroochydore is going ahead quickly so do not miss this investment opportunity to own your piece of the Sunshine Coast

3/1/1
Low B/C
Great rental return
Value adding location.
Pet Friendly

3 BED | 1 BATH | 1 CAR

PRICE:

Offers from \$329,000

OPEN FOR INSPECTION:

N/A



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